

From: Hannah Purkis
Sent: 20 Jul 2021 13:17:06 +0000
To: customer.services
Cc: Mills, Penelope
Subject: 2021-07-20 HP Reply Little Court, Haverhill Road, Little Wratting Ref: DC/21/0315/FUL

[THIS IS AN EXTERNAL EMAIL]

Dear Penny,

Subject: Planning Application - Specialist dementia care village for up to 120 residents, including: 20 x 6 bedroom apartments provided within five buildings; central amenity building containing shop, restaurant, pub, communal hall, offices and staff accommodation; club/hobby rooms; treatment/counselling rooms; vehicle and cycle parking; landscaping proposals and associated works, Little Court, Haverhill Road, Little Wratting, CB9 7UD

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application Ref: DC/21/0315/FUL.

The following submitted documents have been reviewed and **we maintain our holding objection at this time:**

- Location Plan Dated: Feb 2021 Ref: 410_00_00_EX_A_0011
- Planning Statement Dated: Feb 2021 Ref: SGP/20-01437
- Amended Proposed Block Plan Dated: Jun 2021 Ref: 410_00_00_PL_A_1010 Rev 2
- Topography Plan Dated: Jan 2021 Ref: 410_00_00_PL_A_1015
- Flood Risk Assessment Dated: Feb 2021 Ref: CCE/ZA921/FRA-03
- Land Contamination Assessment Dated: Feb 2021 Ref: 5449,DS/DESK/AT,TP/08-02-21/V2

Whilst the applicant's consultant has provided further information directly to the LLFA following our response dated 16th March 2021 to address some of the below points, various items are still outstanding thus we maintain our holding objection. I have replicated our initial feedback below for clarity.

A holding objection is necessary because insufficient information has been submitted to enable us to recommend approval. The strategy (storage of runoff onsite with a restricted discharge of surface water into an adjacent (albeit seasonal) watercourse) is considered acceptable provided the following items can be confirmed/provided, see list below.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required in order to overcome the objections. This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.

The points below detail the action required in order to overcome our current objection:-

1. The Flood Risk Assessment & Drainage Strategy states that the ground is not suitable for infiltration, while this is reinforced by the BGS geological mapping, site specific information should be submitted to confirm this for a Full Application. This can be in the form of borehole/trial pit records, with no requirement for BRE365 testing if the geology is deemed unsuitable for infiltration.
2. Open SuDS features should be used where possible unless clear evidence can be provided that they are not suitable. Open features support biodiversity, amenity, manage water quality and quantity whereas an attenuation tank only manages water quantity and thus only achieves one of the 4 pillars of SuDS.
3. The drainage system comprises the storage of runoff onsite with a restricted discharge offsite via one or more orifice plates to throttle flows. These orifice plates should be of minimum diameter 100mm, in order to prevent the risk of blockage being increased, particularly those serving open SuDS features. The minimum orifice size can be reduced from 100mm if it can be proven that the risk of blockage is otherwise mitigated, i.e. all upstream flows originate from areas of permeable paving.
4. Open SuDS features such as the basin need to comply with the CIRIA SuDS Manual specifications e.g. 1in4 side slopes, wet benches at 600mm, a sediment forebay, permanent pool before the outlet and a 3.5m maintenance access.
5. Calculations for the 1in30 (3.33%) AEP storm should be submitted to demonstrate minimum half drain times can be achieved in each of the storage features for this return period.
6. A plan showing exceedance flow routes should be submitted. NB: Due to the unknown condition of the culverted section of the watercourse directly downstream of the proposed discharge point, the exceedance flow plan should demonstrate where water would travel in the event this culvert was blocked.
7. A detailed plan identifying the pipe numbers, flow controls, locations and dimensions of the various storage features and outfall location should be provided and cross-referenced to the submitted calculations to aid the review process.
8. The levels difference between the invert of the ditch, the base of the basin and the base of the tanks is relatively small. Please submit a long section confirming there is sufficient fall to ensure the system works as designed.
9. Has the designer considered how the proposed development will impact the existing surface water feature onsite (pond along the northern boundary).

Kind regards

Hannah

Hannah Purkis BSc (Hons) GradCIWEM

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NB: As of April 2021, pre app advice for planning applications within the West Suffolk Area will be chargeable. Further details are available at www.suffolk.gov.uk.

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